

MINUTES OF THE ANNUAL AND REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY

July 19, 2011

The Commissioners of the Chicago Housing Authority held its Annual and Regular Meeting of the Board of Commissioners on Tuesday, July 19, 2011 at approximately 8:45 a.m. at the Major Adams Center located at 123 North Hoyne in Chicago, IL.

Chairman Reynolds called the meeting to order and upon roll call, those present and absent were as follows:

Present:	Deverra Beverly
	Dr. Mildred Harris
	Michael Ivers
	Myra King
	Bridget Reidy
	James Reynolds
	Sandra Young

Absent:	Hallie Amey
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Also present were Lewis Jordan, Chief Executive Officer; Kris Warren, Chief of Staff; Scott Ammarell, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Upon Motion made and properly seconded, the Commissioners adjourned to Executive Session. Chairman Reynolds announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one hour to possibly discuss pending, probable or imminent litigation, personnel related matters, collective negotiating matters, purchase sale and lease of real estate property; establishment of reserves and settlement of claims.

The Commissioners subsequently reconvened in Open Session and the Chairman thereupon convened the Public Hearing portion and Business Sessions of the meeting.

Chairman Reynolds thereupon called for nominations for the position of Custodian and Keeper of Records aka Secretary of the CHA Board of Commissioners. A Motion was made by Commissioner Reidy and properly seconded by Commissioner Young to nominate Lee Chuc-Gill for the position of Custodian and Keeper of Records, Secretary. There being no other nomination on the slate, nominations were closed and the voting resulted in unanimous approval for the re-election of Lee Chuc-Gill as Custodian and Keeper of Records/Secretary, Board of Commissioners of the Chicago Housing Authority.

Chairman Reynolds then introduced matters discussed in Executive Session. Commissioner Ivers then presented an Omnibus Motion for the approval of Executive Session Items 1 thru 5.

Executive Session Item No. 1

RESOLUTION NO. 2011-CHA-77

WHEREAS, the Board of Commissioners has reviewed Board Letter dated July 19, 2011, entitled "Authorization to Exercise Option to Extend Legal Services Agreement with Various Law Firms".

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorized the exercise by the Chief Executive Officer or his designee, subject to approval of the United States Department of Housing and Urban Development, of the options to extend the legal services

agreements with the law firms listed in the Attachment hereto for a one year period or until their assigned matters are resolved.

Executive Session Item No. 2

RESOLUTION NO. 2011-CHA-78

WHEREAS, the Board of Commissioners has reviewed Board Letter dated July 19, 2011, entitled “Approval of Adoption of the City of Chicago Employee Reimbursement Policy”.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby adopts the City of Chicago Employee Reimbursement Policy dated July 5, 2011 attached hereto as Exhibit A and authorizes the Interim Chief Executive Officer or his designee to approve any final changes to the Reimbursement Policy and directs the Interim Chief Executive Officer or his designee to see that all necessary steps are taken to implement the adopted policy by July 31, 2011, including the adoption of appropriate procedures to implement the policy.

THAT, by this adoption of the City of Chicago Employee Reimbursement Policy any and all conflicting language found in CHA policies, procedures are hereby superseded.

THAT, the adoption of the City of Chicago Employee Reimbursement Policy dated July 5, 2011 shall be effective July 31, 2011.

Executive Session Item No. 3

RESOLUTION NO. 2011-CHA-79

WHEREAS, the Board of Commissioners has reviewed Board letter dated July 19, 2011, requesting authorization to 1) Submit an acquisition package to HUD; 2) Approve the execution of a purchase agreement for vacant land known as 1507 – 1535 W. Roosevelt Rd. to be included in the redevelopment of the former ABLA site; and 3) Execute such other documents as necessary to implement the foregoing.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby authorizes the Chief Executive Officer, or his designee to 1) Submit an acquisition package to HUD; 2) Approve the execution of a purchase agreement for vacant land known as 1507 – 1535 W. Roosevelt Rd. to be included in the redevelopment of the former ABLA site; and 3) Execute such other documents as necessary to implement the foregoing.

Executive Session Item No. 4

RESOLUTION NO. 2011-CHA-80

WHEREAS, the Board of Commissioners has reviewed Board letter dated July 19, 2011 requesting authorization to 1) Submit an acquisition package to HUD; 2) Approve the execution of a purchase agreement for vacant land commonly known as 4343 – 4359 S Cicero Avenue to be included in the redevelopment of the former Leclair Courts site; and 3) Execute such other documents as necessary to implement the foregoing.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby authorizes the Chief Executive Officer, or his designee to 1) Submit an acquisition package to HUD; 2) Approve the execution of a purchase agreement for vacant land commonly known as 4343 – 4359 S Cicero Avenue to be included in the redevelopment of the former Leclair Courts site; and 3) Execute such other documents as necessary to implement the foregoing.

Executive Session Item No. 5

RESOLUTION NO. 2011-CHA-81

WHEREAS, the Board of Commissioners has reviewed Board letter dated July 19, 2011, requesting authorization to 1) Submit an acquisition package to HUD; 2) Approve the execution of a purchase agreement for vacant land commonly known as 5100 – 5114 W. 47th Street to be included in the redevelopment of the former Leclaire Courts site; and 3) Execute such other documents as necessary to implement the foregoing.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby authorizes the Chief Executive Officer, or his designee to 1) Submit an acquisition package to HUD; 2) Approve the execution of a purchase agreement for vacant land commonly known as 5100 – 5114 W. 47th Street to be included in the redevelopment of the former Leclaire Courts site; and 3) Execute such other documents as necessary to implement the foregoing.

The Motion to adopt resolutions for Executive Session Item 1 thru 5 was seconded by Commissioner Young and the voting was as follows:

Ayes: Deverra Beverly
Dr. Mildred Harris
Michael Ivers
Myra King
Carlos Ponce
Bridget Reidy
James Reynolds
Sandra Young

Nays: None

The Chairman thereupon declared said Motion carried and said Resolutions adopted.

Commissioner Ivers, Chairperson of the Finance and Audit Committee, then presented the report for the Finance Committee. Per Commissioner Ivers, due to a lack of quorum, the Finance & Audit Committee did not hold its regular meeting on Wednesday, July 13th. While Committee members were briefed on items appearing on the agenda and on the following seven resolutions, no items were voted on.

(Items A1)

The FY2011 budgeted expenditures have been revised from \$886,694,403 to \$879,609,217 resulting in a \$7,085,186 decrease. The major changes by funding source are as follows: General Fund - total revenues and associated expenditures decreased by 10,204,625 for a fund total of \$771,473,557. The overall reduction reflects the deferral of several capital related projects to FY2012; Section 8 Non-MTW Fund - total revenues and associated expenditures increased by \$1,884,682 for a fund total of \$8,614,018. The increase represents Veterans Affairs Supportive Housing (VASH) vouchers awarded for FY2012. Other Funding - the total revenues and associated expenditures increased by \$1,234,757 for a fund total of \$59,866,472. The increase primarily reflects funding for the Chicago Community Trust “Find Your Place” campaign, and additional stimulus monies allocated for surveillance camera work at various CHA sites. Accordingly, the resolution for Item A1 approves the revised 2011 Comprehensive Budget.

RESOLUTION NO. 2011-CHA-82

WHEREAS, the Board of Commissioners has reviewed the Board letter dated July 13, 2011, entitled “APPROVAL OF THE REVISED 2011 COMPREHENSIVE BUDGET”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners, hereby approves the attached budget amendments, “THE FY2011 COMPREHENSIVE BUDGET AMENDMENT #2”, and finds with respect to said Budget:

1. that the proposed expenditures are necessary for the efficient and economical operation of the Chicago Housing Authority for the purpose of serving low-income families;
2. that the financial plan is reasonable in that it indicates funding sources adequate to cover all proposed expenditures, and does not provide for use of Federal funding in excess of that payable under the provisions of the applicable Federal regulations; and
3. that all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract in accordance with the Amended and Restated Moving To Work Demonstration Agreement of the Chicago Housing Authority with the U.S. Department of Housing and Urban Development.

THAT, the Chief Executive Officer and Chief Financial Officer are authorized to execute and forward to the U.S. Department of Housing and Urban Development all necessary budget documents and supporting information when applicable.

(Item A2)

HUD uses the Performance Funding System (PFS) to determine a public housing authority's eligibility for an operating subsidy. The CHA is required to submit a PFS Calculation detailing the total operating subsidy for fiscal year 2011. Based on the formula established by HUD as a part of the Amended and Restated Moving-to-Work Demonstration Agreement the CHA requests the operating subsidy in the amount of \$175,166,784. Upon release of the final proration amount, the CHA's FY2011 Comprehensive Budget will be adjusted. Accordingly, the resolution for Item A2 approves submittal of the PFS Calculation to HUD.

RESOLUTION NO. 2011-CHA-83

WHEREAS, The Board of Commissioners have reviewed the Board Letter dated July 13, 2011, requesting authorization to submit FY2011 Performance Funding System Calculation to the Department of Housing and Urban Development and approval of the FY2011 Performance Funding System Performance Calculation.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners approve the FY2011 Performance Funding System Calculation and authorize the Chief Executive Officer or his designee to execute and submit the Performance Funding System Calculation and all necessary related documents to the U.S. Department of Housing and Urban Development.

(Items A3)

The resolution for Item A3 approves the Amendment to the FY2011 Moving to Work (MTW) Annual Plan – Plan for Transformation Year 12. The document represents CHA's FY2011 MTW Annual Plan and details CHA's anticipated activities for FY2011. CHA determined the need to amend the FY2011 MTW Annual Plan to reflect additional anticipated activity in FY2011. A key activity includes non-dwelling demolition and disposition activity which should be incorporated in the FY2011 Plan Amendment per HUD. Prior to submission of the Amendment to the FY2011 MTW Annual Plan to the Board, a 30-day public comment period was conducted wherein both residents and the public alike were able to submit comments orally and in writing, regarding the information contained in the proposed Plan. The public comment period ran from May 17 through June 16, 2011. On June 2, 2011, a public comment hearing was held. Prior to finalizing the Amendment to the FY2011 MTW Annual Plan, CHA gave consideration to comments received during the public comment period.

RESOLUTION 2011-CHA-84

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated July 13, 2011 requesting approval of the Amendment to the FY2011 MTW Annual Plan – Plan for Transformation Year 12, hereto attached.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the Amendment to the FY2011 MTW Annual Plan – Plan for Transformation Year 12.

THAT, the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to approve any final changes to the Amendment to the FY2011 MTW

Annual Plan. Such approval shall constitute conclusive evidence of the Board's approval of any and all such changes.

THAT, the Board of Commissioners hereby grants authorization to submit the Amendment to the FY2011 MTW Annual Plan to the U.S. Department of Housing and Urban Development.

(Items A4)

The City of Chicago received grant awards from the U.S. Department of Commerce and the State of Illinois for the Broadband Technology Opportunities Program (commonly known as SmartChicago). The SmartChicago technology program is designed to bring technology resources to low income neighborhoods across the City that are disproportionately and adversely affected by the lack of technology resources. The City is partnering with its Department of Family and Supportive Services, the Chicago Housing Authority, and City Colleges of Chicago, Chicago Public Libraries to close the "digital divide" by expanding technology resources to underserved neighborhoods through enhancement of technology skillsets. The City entered into a subgrant agreement with the Chicago Community Trust to install new computer labs at seven CHA sites including ABLA Homes, Bridgeport Homes, Dearborn Homes, Lake Parc Place, Lawndale Gardens, Trumbull Park Homes and Wentworth Gardens and enhance one existing computer lab at Altgeld Gardens. The \$1,715,664 grant award will provide the wages to hire 32 CHA residents and the equipment for the 8 computer labs covered by the grant. The additional \$1,885,250 funding will allow TEC to supervise and train the staff, coordinate programming for CHA residents utilizing the computer labs and provide additional supplies to maintain the computer labs during the two-year project. It will also be used to pay TEC to oversee and manage 4 other existing labs at the FIC, Lowden Homes, Lincoln Perry Apartments and Annex and Minnie Riperton Apartments. Accordingly, the resolution for Item A4 approves acceptance of grant award from the City and approval of a grant agreement with Chicago Community Trust for the development of computer labs in CHA developments.

RESOLUTION NO. 2011-CHA-85

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 13, 2011, entitled, "AUTHORIZATION TO ACCEPT AN AWARD AND EXECUTE A GRANT AGREEMENT WITH CHICAGO COMMUNITY TRUST FOR THE SMART CHICAGO BROADBAND TECHNOLOGIES OPPORTUNITIES PROGRAM PUBLIC COMPUTER CENTER PROJECT FOR THE DEVELOPMENT OF EIGHT COMPUTER LABS IN CHA DEVELOPMENTS AND ENTER INTO A SUBCONTRACT AGREEMENT WITH TEC SERVICES, INC."

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners ("Board") authorizes the Chief Executive Officer or his designee to accept a grant award and execute a grant agreement with the Chicago Community Trust Foundation, as a sub grantee of the SmartChicago Public Computer Center project, for an amount of \$1,715,664 and to increase the FY2011 comprehensive budget by the same amount. The Board also authorizes the Chief Executive Officer or his designee to enter into a sub-grant agreement with TEC Services, Inc. for a 2-year term utilizing the grant award and additional funding not to exceed \$1,885,250 for a total contract amount not-to-exceed \$3,600,914 to implement eight Public Computer Centers, hire 32 CHA residents to manage the labs for 2 years, and manage the existing labs at Lowden Homes, the Charles Hayes Family Investment Center, Lincoln Perry Apartments and Annex and Minnie Riperton Apartments.

(Item A5)

The resolution for Item A5 approves acceptance of grant award from HUD for the Family Unification Program (FUP). On June 15, 2011, the CHA received official written notice of being selected to receive \$923,232.00 from HUD's Fiscal Year 2010 FUP Program to support 100 vouchers. This grant will provide vouchers to CHA for families for whom the lack of adequate housing is a primary factor in the separation of children from their families. The FUP program allows local public housing authorities to work closely with local child welfare agencies to identify families with children in foster care or who are at risk of being placed in foster care and youth at risk of homelessness. These vouchers, like HUD's Housing Choice Vouchers, allow families and youth to rent housing from private landlords and generally pay 30 percent of their monthly income towards rent and utilities.

RESOLUTION NO. 2011-CHA-86

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 13, 2011, entitled “RECOMMENDATION TO ACCEPT NEW FUNDING FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT BY AN AMENDMENT TO THE CONSOLIDATED ANNUAL CONTRIBUTIONS CONTRACT, AND AUTHORIZATION TO INCREASE THE FY2011 COMPREHENSIVE BUDGET THEREFOR”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes acceptance of \$923,232.00 from the U.S. department of Housing and Urban Development to provide new funding for the FUP Program by an amendment to the Consolidated ACC, and authorize an increase to the FY 2011 comprehensive budget therefor.

(Items A6)

The resolution for Item A6 ratifies the grant award from HUD in the amount of \$57,962.00 to continue the CHA’s Family Self-Sufficiency Program (FSS). On June 10, 2011, the CHA received official written notice of an award of \$57,962.00 from HUD’s FSS Program to continue the Family Self-Sufficiency Program. The grant agreement had to be immediately signed and returned to HUD. CHA’s Public Housing FSS program includes 350 residents in mixed-income and family developments. FSS services for both public housing and Housing Choice Voucher participants are now provided by FSS coordinators by each of CHA’s 6 FamilyWorks providers. The purpose of the Public Housing FSS program is to promote the development of local strategies to coordinate the use of accessible services under the FSS program with public and private resources, enable participating families to increase earned income, reduce or eliminate the need for welfare assistance, and make progress toward achieving economic independence and housing self-sufficiency. The anticipated outcome of the program is a transition from dependency on social services and public housing to self-sufficiency.

RESOLUTION NO. 2011-CHA-87

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 13, 2011, entitled “RATIFICATION OF ACCEPTANCE OF A GRANT AWARD FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND INCREASE IN THE FY2011 COMPREHENSIVE BUDGET THEREFOR”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners ratifies the acceptance of a grant award from HUD in the amount of \$57,962.00 to continue the CHA’s Family Self-Sufficiency Program and an increase in the FY2011 comprehensive budget therefor.

(Items A7)

The resolution for Item A7 ratifies the acceptance of grant awards from the Illinois Department of Commerce and Economic Opportunity (DCEO) and the Brownfields 2011 Cleanup Grant award from United States Environmental Protection Agency. On May 19, 2011, the CHA received official written notice of a grant award of \$91,920.00 which had to be promptly signed and returned to DCEO. The purpose of the funding is to support the substantial rehabilitation at Pomeroy Apartments, a104 units of Senior Housing with energy efficient retrofits and green building measures, using Enterprise Green Building Criteria and US Building Council LEED certification requirements. The Environmental Protection Agency selected the CHA to receive a Brownfields Cleanup grant to clean up the Park Boulevard Phase 2A (formerly Stateway Gardens) site at 3555 South State Street. The 1.8-acre site originally contained commercial, residential, and light industrial buildings, including an automotive repair facility, mattress factory, and lumber shop. When the target site is cleaned up, it will be part of the larger, citywide Plan for Transformation to provide neighborhoods with community amenities. The city plans to redevelop the target site and the rest of the former Stateway Gardens property with 128 new units of mixed-income housing.

RESOLUTION NO. 2011 CHA-88

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 13, 2011, entitled “RATIFICATION OF ACCEPTANCE OF GRANT AWARDS FROM THE ILLINOIS DEPARTMENT OF

COMMERCE AND ECONOMIC OPPORTUNITY U.S. ENVIRONMENTAL
PROTECTION AGENCY AND INCREASE TO THE FY2011
COMPREHENSIVE BUDGET’;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners ratifies the acceptance of the Energy Efficient Construction EEAHCP ComEd grant award from the Illinois Department of Commerce and Economic Opportunity in the amount of \$91,920.00 and the Brownfields 2011 Cleanup Grant award from United States Environmental Protection Agency in the amount of \$200,000.00 and the increase to the FY 2011 comprehensive budget by the same amounts.

The Omnibus Motion to adopt resolutions for Items A1 thru A7 was seconded by Commissioner Reidy and the voting was as follows:

Ayes: Deverra Beverly
Dr. Mildred Harris
Michael Ivers
Myra King
Carlos Ponce
Bridget Reidy
James Reynolds
Sandra Young

Nays: None

There being no questions or discussion, the Chairman thereupon declared said Motion carried and said resolutions adopted.

Commissioner Young, Chairman of the Tenant Services Committee then presented a report for the Joint Operations and Tenant Services Committee Meetings. Per Commissioner Young, the Joint Committees held a meeting on Wednesday, July 13, 2011 at the CHA Corporate Offices. While Committee members were briefed on items appearing on the agenda no items were voted on.

Commissioner Young then presented an Omnibus Motion for adoption of the Resolutions for Items B1 thru B4.

(Item B1)

As part of a Voluntary Compliance Agreement between the CHA and HUD, the CHA is to increase the percentage of accessible units for persons with mobility impairments and the percentage of sensory-accessible units in accordance with the Americans with Disabilities Act. To accomplish this task, the CHA solicited bids for general contractors to perform ADA/504 conversion work in and around fifteen units in the Scattered Sites Program. The IFB was advertised in area newspapers and on the CHA website and on BuySpeed Online.. The CHA received and opened six. This Bid was initially awarded to the lowest bidder at the May 17, 2011 Board meeting in the amount of \$182,970.00. However, in light of the lowest bidder’s inability to satisfy certain award conditions, staff recommends that the second lowest bidder, All Chicago, Inc., be awarded the contract. All Chicago has increasingly worked with the CHA in the past three years and has already been awarded Bid Group 1 under this solicitation. Accordingly, the resolution for Item B1 approves award of contract to All Chicago, Inc. for ADA/504 conversion work at various scattered sites units.

RESOLUTION NO. 2011-CHA-89

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated July 13, 2011, entitled “AUTHORIZATION TO ENTER INTO A CONTRACT WITH ALL CHICAGO, INC. FOR ADA/504 CONVERSION WORK AT VARIOUS SCATTERED SITES – PACKAGE 9 (BID GROUP 2)”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract for ADA/504 conversion work in and around two (2) units in the Chicago Housing Authority’s Scattered Sites Program with All

Chicago, Inc. in the amount of \$215,067.00 for Package 9 – Bid Group 2. Work is to be performed at 2117 W. Giddings St. and 2527 W. Foster Ave., Chicago, IL. Work for Bid Group 2 is to be completed within ninety (90) calendar days from the date set forth in the Notice to Proceed.

This award is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

(Item B2)

The CHA retains private security services at Administrative locations throughout its portfolio. The current security contract that covers these locations expires July 31, 2011. As CHA will continue to conduct business at these locations upon expiration of the current contract, the need for continued security services is still required. The CHA released and advertised a Request For Proposal (RFP) in area newspapers and on the CHA Website and BuySpeed Online. The CHA also directly solicited 73 firms, including 45 MBE/WBE/DBE firms, and sent notification to 70 Assist Agencies. After an extensive RFP evaluation process, the staff determined that Skytech was the highest ranked and most responsive and responsible firm. Skytech has agreed to a schedule of hourly rates that will remain fixed for the base term of the contract, and has agreed to fixed hourly rates that increase approximately 6% for each of the option terms. Each option year will be exercised at the CEO’s discretion subject to satisfactory performance and funding availability. Accordingly, the resolution for Item B2 approves award of contract to Skytech Enterprises, Ltd for Security Services at various CHA administrative offices.

RESOLUTION NO. 2011-CHA-90

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated July 13, 2011, entitled “Authorization to Enter into a Contract with Skytech Enterprises, Ltd., for Security Services at the Various CHA Administrative Offices”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, it is recommended that the Board of Commissioners authorize the Chief Executive Officer (“CEO”) or his designee to enter into a two (2) year base term contract in the amount not-to-exceed \$1,256,466. It is also recommended that the Board authorize the CEO, at his discretion, to exercise the first 1-year option in an amount not-to-exceed \$665,917, subject to funding availability and the second one year option in the amount not-to-exceed \$705,872, subject to funding availability. The total aggregate not-to-exceed contract amount will be \$2,628,235 for the 2-year base term and the 2 one-year options for the provision of security services at the following CHA Administrative locations: CHA Client Service Center located at 60 East Van Buren, 1st and 9th floors; the three (3) HCV Satellite Office locations at 3500 South State Street, 5th fl, 1741-49 East 75th / 1755-57 East 75th Street, and 2750 West Roosevelt Road; and the Family Investment Center (FIC), located at 4859 S. Wabash.

(Item B3)

The CHA currently uses rental copiers provided by several vendors governed by a variety of contracts. These multifunctional devices provide Copy/Print/Scan/Fax functionality at the CHA’s headquarters and Family Investment Center sites. Maintaining the existing copier stock is neither cost effective, nor is it capable of meeting current and future business needs. Accordingly, the CHA released a Request for Proposal (RFP) in December 2010. The RFP was advertised on area newspapers and on the CHA’s Website and on BuySpeed online. Thirty-six vendors were directly solicited. Seven proposals were received and deemed responsive and were evaluated by an evaluation committee. Based upon the evaluations of the written proposals, oral presentations, negotiations and best and final offers, it was determined that Xerox Corporation will provide the best value to the CHA. The resolution for Item B3 therefore approves the award of contract to Xerox Corporation for the purchase of multifunctional copiers.

RESOLUTION NO. 2011-CHA-91

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated July 13, 2011, entitled “AUTHORIZATION TO PURCHASE AND PROVIDE SUPPLIES AND MAINTENANCE FOR TWENTY-FIVE MULTIFUNCTIONAL COPIERS FROM THE XEROX CORPORATION”.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with Xerox Corporation for the purchase of 25 Multifunctional Copiers in the not-to-exceed amount of \$168,000.00 and provide Supplies and Maintenance for those 25 Multifunctional Copiers for a not-to-exceed amount of \$347,000 for a base term of two (2) years with two (2) one-year options, for a total not-to-exceed amount of \$515,000.

(Item B4)

The resolution for Item B4 approves the FY2010 Amended Administrative Plan for the Housing Choice Voucher Tenant Based and Project Based Programs. Federal regulation requires Public Housing Authorities (PHA) to maintain and update the Administrative Plan that outline the rules and policies necessary to administer the voucher programs. The purpose for this request is to revise the following activities: allow domestic partners to be added as new family members, deny assistance of applicants if they have been involved in criminal activity in the past five years, deny assistance if applicant has been terminated from any federal assisted housing program within the last ten years, remove double denial process, add a new selection preference to support 10 Year Plan to End Homelessness, clarify that live-in aides qualify for an additional bedroom, clarify that assets are considered for initial eligibility, allow “pass” HQS inspections to be used for the move in of a new family into the same unit, implement mandatory direct deposit participant of owners to receive Housing Assistance Payments, deny assistance in units of foreclosed properties, change the period to request hearing of HCV participants from 10 days to 30 days, require participants (if deemed necessary) to attend an in-person interview at regular re-examinations where all adult members must be present, disallow elective moves if the family’s next regular re-examination is within 120 days, terminate a family’s assistance if any household member (including 17 years old) are currently engaged or have been engaged in criminal activity, enhance screening criteria for owners, cap the use of tenant-based voucher properties where the number of assisted units exceeds 40%, allow payments for vacant units during initial lease-up, post PBV notices on website, deny PBV units in homeownership program, rely on subsidy-layering reviews by City or IHDA, limit rent decreases to initial contract rent, provide monitoring of PBV property management, allow PBV residents to participate in Family Self-Sufficiency and Homeownership programs. CHA hosted a public comment period allowing residents, program participants, and members of the public to submit comments on the proposed amendments and also held two CHA public comment hearings. Responses to comments submitted during the public comment period and public hearings were considered before finalizing the FY2010 Administrative Plan.

RESOLUTION NO. 2011-CHA-92

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated July 13, 2011, entitled, “RECOMMENDATION TO APPROVE THE FY2010 AMENDED HCV ADMINISTRATIVE PLAN FOR HOUSING CHOICE VOUCHER TENANT BASED AND PROJECT BASED PROGRAMS”.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, The Board of Commissioners hereby approves the FY2010 Amended Administrative Plan for the Housing Choice Voucher Tenant Based and Project Based Programs in substantially form presented to the Board.

THAT, the Chief Executive Officer, or his designee, is authorized to approval final changes, including but not limited to, changes based on HUD requirements, or resulting from any applicable notice and comment process. Such approval shall constitute conclusive evidence of the Board’s approval of any and all such changes.

(Item B5)

The resolution for Item B5 approves the FY2011 Admissions and Continued Occupancy Policy (ACOP) and CHA Residential Lease Agreement. The FY2011 CHA ACOP governs the selection of residents and requirements for and continued occupancy in units owned by the CHA; the Residential Lease Agreement is the agreement between the CHA and residents that outlines the terms and conditions of tenancy in public housing units. This policy applies to public housing units in mixed-income/mixed-financed communities unless the site-specific tenant/resident selection plans state otherwise. This policy does not apply to the three “City-State” properties, which are governed by their own Tenant Selection Plans. The CHA created

the FY2011 ACOP and Residential Lease Agreement to ensure that the language conforms to federal and state law. The CHA presented key changes to the ACOP and Residential Lease Agreement to the Central Advisory Council (CAC) Executive Board and the council at large and their legal representatives on April 15, 2011. The public comment period for the draft FY2011 ACOP and Residential Lease Agreement was held May 17, 2011 through June 16, 2011. Copies of the draft ACOP and Residential Lease Agreement were made available at the CAC Office; the Local Advisory Council Offices; property management offices; Latino Site Offices; and CHA Administrative Office located at 60 E. Van Buren Street, 10th Floor Lobby, as well as on the CHA website. Notice to residents and the public about the public comment period appeared in news ads. A public comment hearing was held on June 2, 2011, at the Charles A. Hayes Family Investment Center. In finalizing the ACOP and Residential Lease Agreement, the CHA gave consideration to comments received during the public comment period and public comment hearing.

RESOLUTION NO. 2011-CHA-93

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated July 13, 2011, entitled “Authorization for the Approval of the FY2011 Admissions and Continued Occupancy Policy (ACOP) and CHA Residential Lease Agreement.”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the FY2011 Admissions and Continued Occupancy Policy and CHA Residential Lease Agreement, and authorizes the Board Chairperson, Chief Executive Officer, or his/her designee to approve any final changes to, and to amend the FY2011 Admissions and Continued Occupancy Policy and CHA Residential Lease Agreement.

THAT, this approval of the FY2011 Admissions and Continued Occupancy Policy and CHA Residential Lease Agreement supersedes any and all conflicting language found in prior CHA policies, leases and procedures and replaces any and all previously board approved Admissions and Continued Occupancy Policies and Residential Lease Agreements.

THAT, the Board Chairperson or the Chief Executive Officer is hereby authorized to approve final changes in this lease and policy. Such approval shall constitute conclusive evidence of the Board’s approval of any and all such changes.

The Omnibus Motion to adopt resolutions for Items B1 thru B7 was seconded by Commissioner Ivers and the voting was as follows:

Ayes:	Deverra Beverly
	Dr. Mildred Harris
	Michael Ivers
	Myra King
	Carlos Ponce
	Bridget Reidy
	James Reynolds
	Sandra Young

Nays:	None
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There being no questions or discussion, the Chairman thereupon declared said Motion carried and said resolutions adopted.

Commissioner Ivers was then presented a resolution and plaque for his ten year services to the CHA Board of Commissioners. The entire Board and public applauded the contribution and dedication of Commissioner Ivers and wished him the best. Staff then presented Commissioner Ivers with the CHA 2010 trophy and mementos as token of their appreciation and support in the CHA Softball league.

Mr. Carlos Ponce, Interim Chief Executive Officer, then presented his monthly report. Mr. Ponce started by acknowledging the Chairman, Commissioners and Mayor Emanuel for their vote of confidence to continue moving the agency forward until a permanent CEO is appointed. CEO Ponce then presented an overview of the 2011 summer activities and graduation of 49 residents from the Self Sufficiency Program.

At approximately 10:45 a.m., Chairman Reynolds announced that due to a conflict in his schedule he would have to leave the meeting in session. Acting Chairman Ivers then invited residents and the public at large to address the Board.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned.

s/b: _____
James Reynolds
Chairman

s/b: _____
Lee Chuc-Gill, Custodian and
Keeper of Records